

**BOROUGH OF WIND GAP  
545 EAST WEST STREET  
WIND GAP, PA 18091  
863-7288  
FAX 863-1011**

The Council meeting of the Borough of Wind Gap on Tuesday, April 21, 2015, was called to order at 7:35 p.m. by Council Vice President, Kerry Gassler, at which time he reminded those present that the meeting was being recorded. In attendance were Councilmen: David Valley, Joe Weaver and Dave Hess. Also in attendance were Mayor James Shoemaker, Borough Solicitor Ronold Karasek, Borough Engineer Brian Pysher and Borough Administrator Louise Firestone. Absent were Councilmen Tony Curcio, Jon Faust and George Hinton.

**PUBLIC COMMENT**

No one appeared before Council at this time.

**APPROVAL OF MINUTES**

**On motion** by Joe Weaver to approve the minutes of the April 6, 2015 Council meeting and seconded by David Valley. Roll call vote taken. Motion carried unanimously.

**COMMITTEE REPORTS**

1. EMS – Kerry Gassler reported the Ambulance Corps will be meeting this Thursday, April 23, 2015 so he will have a report next month.
2. Fire Company – Jon Faust was absent.
3. Zoning – Tony Curcio was absent. Brian Pysher reported that the Zoning Hearing Board will meet on Tuesday, April 28, 2015 at 7:30 p.m. The Board will hear two cases. The first is the former Priority Care building on Male that is currently owned by Easton Hospital and will now house multiple doctors in the building. They are requesting a variance to the Zoning Ordinance relating to the size of an allowable sign that would exceed the 40 sq. ft.  
The other case is an Auto Zone at the corner of Male Road and South Broadway on property owned by John Barto. Auto Zone has a lease agreement with Mr. Barto for the corner and they are proposing constructing a building on the property that received land development approval in 1994. Attorney Karasek determined that this development would require approval of any new variances and that the current Zoning Hearing Board should hear their application, but the final determination would be made by the Borough's Zoning Hearing Board attorney, John Molnar. The main concern is a parking space issue relating to both the Burger King and the Auto Zone. The applicant has been agreeable and they have submitted all the necessary paperwork for the Auto Zone property and the Burger King property. Brian offered to supply copies of the original file for the Burger King and answer any questions Council members or anyone else may have regarding this case.
4. Planning – George Hinton was absent. Brian Pysher reported that if the Auto Zone receives the variances that they are applying for, they would be submitting a land development plan to be heard before the Planning Commission as soon as possible.

5. Municipal Authority – Joe Weaver reported that the Municipal Authority has not made a decision regarding hiring a plant worker, but they did receive approximately 140 resumes. The majority of their meeting dealt with the purchase of new trucks.

6. Streets – Jon Faust was absent. Street Leader, Rich Fox, reported that he spoke to Brian Pysher regarding installing pipes and drains on Jefferson Street. He informed that when the West Street Culvert project was completed, inlets were installed in the radius return at Jefferson on West Street. There is storm sewer line that is there that can be tied into and then it would be a straight run to Mechanic Street. Brian added that he will design the project and include sump pump lines into the inlet boxes for the four or five houses along that area because this project will require a minimum of four boxes.

Rich stated that he spoke to Jack Muschlitz about paving East West Street in conjunction with Mr. Muschlitz's approved land development plan. Mr. Muschlitz indicated that he anticipates paving to be done next year. Rich suggested the Borough design and prepare to do the remainder of Longcore Road especially if the Borough wants to flatten out the bend in Longcore. Brian explained that when the subdivision was done for the Borough's property at 545 East West Street, the right-of-way on Longcore had been dedicated so there is plenty of right-of-way there. No condemnation would be required to straighten out the roadway. Kerry asked if the Borough would be able to get Mr. Goffredo to install the necessary curbing because the Borough ordinance requires that if a road is to be improved, there has to be curbing.

**On motion** by Joe Weaver to authorize Brian Pysher to complete the engineering for installing pipes and drains on Jefferson Street and seconded by Dave Hess. Roll call vote taken. Motion carried unanimously.

7. Park – David Valley reported that the Park Board met on Tuesday, April 14, 2015. All board members were in attendance. Discussion regarding the location for the new park benches. A walk-thru of the park is scheduled for Saturday, April 18, 2015. The Park Board agreed that park movie nights was a good idea as presented at the previous Council meeting. Park clean-up day is scheduled for Saturday, May 2, 2015. The Summer Sounds Concert Series is scheduled for this summer and the programs should be available soon. The Park Board questioned where the newly purchased garbage can expense would come from in their budget. Lucy Flinn met with Dave Albanese regarding the electricity in the park and he proposes tying the new cords into the old boxes making it unnecessary to install new boxes and he would do the work at a cost of approximately \$200. The next meeting is scheduled for May 16, 2015 at the borough park.

8. 911 – Tony Curcio was absent.

9. Tipping Fees - Tony Curcio was absent. Louise Firestone had nothing new to report

10. Regional Police – Mayor Shoemaker reported that the new Slate Belt Regional Police Department went live on April 1, 2015. The department consists of 22 officers, emergency number is 911 and non-emergency number is 610-759-8517. The Mayor stated that he has an abbreviated report from April 1 through April 21, 2015, but he will have a full report next month.

11. Park Master Plan – Joe Weaver reported that the committee made a short list of consultants and they met with the three (3) consulting firms last night. The committee has not yet made a decision, but they are in the process of verifying references and they hope to have a recommendation at the next Council meeting.

## MAYOR'S REPORT

Mayor Shoemaker said that the Slate Belt Council of Governments will be meeting on Wednesday, April 22, 2015 at 7:00 p.m. at the COG office. The last order of banners has been placed and received with a total of 95 banners to be hung throughout the Borough. Mayor Shoemaker asked residents to please sweep their sidewalks, street sweeping will commence on April 27 through April 30, 2015. The Park clean-up day is scheduled for Saturday, May 2, 2015 from 9:00 a.m. to 3:00 p.m. and volunteers are needed. A reminder to all property owners and landlords, Wind Gap Borough Council enacted Ordinance 374 dated October 5, 1992 requiring all landlords to promptly report a list of dwelling or business owned by the landlord, whether occupied or not, address of each dwelling unit, brief description of each dwelling, whether the unit is being utilized or not, name of tenants utilizing the dwelling, all landlords must report to the borough office within ten (10) days any change in tenants. Section 7 of Ordinance 374 does provide for a maximum fine of \$300 for failure to file or filing a report with false information.

## NEW BUSINESS

1. Re-schedule May 19, 2015 Council Meeting – Election Day.

**On motion** by Joe Weaver to move the Council meeting from Tuesday, May 19, 2015 to Monday, May 18, 2015 at 7:30 p.m. and seconded by David Valley. Roll call vote taken. Motion carried unanimously.

2. Brandywine Transportation/PVT Truck and Trailer Site Plan. Brian Pysher distributed copies of plans for Brandywine Transportation located in Plainfield Township on the old Beers property, but with the main property entrance in Wind Gap. He explained that Brandywine Transportation is a client of Robert Collura Engineering (REC) which he represented at a Plainfield Township Planning Commission last evening. The Plainfield Township Zoning Officer is allowing Brandywine Transportation to store/stage their school buses at PVT and is considering that a permitted use by right, but a condition of that permitted use by right in the Plainfield Township Zoning Ordinance requires a site plan. A site plan was prepared by REC and must be reviewed by the Plainfield Township Planning Commission and one of their requests was that the plan be sent to the adjoining municipalities. The only portion of the property in Wind Gap is the common entrance off of Male Road. The property allows for parking spaces for 26 buses and parking spaces for 26 bus drivers. It is an existing gravel parking lot that will be stripped for parking and they will be installing a 10,000 above ground fuel tank off of the corner of the existing building on the property. A small existing building has a bathroom to be used by the bus employees. The buses will exist the property, proceed on Male Road to the traffic light with half the buses heading north and the other heading south through the Borough. The school times are staggered in the morning and afternoon so buses will leave in the morning returning to the property and then leave again in the afternoon to return at the end of their runs after school. Brian does not foresee any additional issues within Wind Gap due to the relocation of the bus yard. Brandywine Transportation has to go back before the Plainfield Township Zoning Hearing Board on May 6, 2015 to request a variance for their proposed above ground fuel tank. The school district purchases their fuel in bulk, with a fuel tanker delivering 7,500 gallons at one time so it is necessary to have a 10,000 gallon tank.

Joe asked what the danger is by having a huge above ground fuel tank. Brian replied that the tank will be monitored with an alarm if the tank would leak after hours then the facility owner would be notified via text or e-mail. The tank actually is constructed with a double wall which means that there is a substantial gap between the tanks so that even if the inside tank would to spring a leak, it is contained. The tank will be registered through DEP and they have their permits through Pennsylvania Labor and Industry. They will have spill prevention plans on site.

## OLD BUSINESS

1. Attorney Ron Karasek reported that he completed the resolution appointing Brian Pysher, acting Zoning Officer, as the Borough's Code Official. He asked Council if the resolution should specify Brian by name or should the resolution appoint the position as the Code Official. It was Council's decision that the Zoning Officer be named in the resolution. Attorney Karasek will make the necessary changes and Council can act on the resolution at a May meeting.

Council motioned to adjourn the meeting. Brian Pysher requested that Council discuss an e-mail quote he received from MEA. Council agreed to re-open the meeting for this purpose.

2. MEA – 433/435 North Broadway Testing. Brian received an e-mail quote from MEA to complete the soil testing at the old Ambulance/Oaten building property. MEA will take six (6) ground water samples in the next three (3) months.

**On motion** by Dave Hess to contract with MEA at a cost of \$8,572.50 to complete the necessary Pennsylvania Department of Environmental Protection testing in order to secure the Closure Report for 433/435 North Broadway and seconded by David Valley. Roll call vote taken. Motion carried unanimously.

**On motion** by Dave Valley to adjourn the meeting of April 21, 2015. Council agreed unanimously.

The meeting of April 21, 2015 adjourned at 8:10 p.m.

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Louise Firestone, Borough Administrator